

# 01702 411 000

42 Hedingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## Wedgwood Way, Rochford, SS4 3AS Offers In Excess Of £435,000

Horizon Estate Agents are pleased to bring to the property market this spacious three bedroom link detached bungalow with off road parking and a garage. Internally the property has a spacious entrance hall, a lounge, a kitchen breakfast room, a modern fitted bathroom suite with walk in shower and three bedrooms. This property has the potential to create a modern utility area plus the potential to create more off street parking. Internal viewing is strongly advised. No Onward Chain.

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rightmove

onTheMarket.com

### **Entrance Hall**

Hardwood Glazed door leading into entrance hallway, carpeted, radiator, coved and smooth plastered ceiling, built in airing cupboard, further built in storage cupboard, Doors off

### **Lounge**

16'8" x 11'8" (5.08m x 3.56m)

UPVC Double glazed window to front aspect, carpeted, radiator, coved and smooth plastered ceiling.

### **Bathroom**

UPVC Obscured Double glazed windows to rear aspect, modern 4 piece suite comprising of Panelled bath with mixer taps, Vanity wash hand basin with cupboards beneath, Close coupled WC, Walk in enclosed shower cubicle with Thermostatic shower, Chrome heated towel rail, Tiled flooring, Part tiled walls, Smooth plastered ceiling, with inset spot lights,

### **Bedroom One**

10'4" x 11'3" (3.15m x 3.43m)

UPVC Double glazed window to rear aspect, Carpeted, radiator, built in storage cupboard, door to Garage

### **Bedroom Two**

12'0" x 11'4" (3.66m x 3.45m)

UPVC Double glazed window to front aspect., carpeted, radiator, coved and textured ceiling,

### **Bedroom Three**

7'7" x 8'7" (2.31m x 2.62m)

UPVC Double glazed window to front aspect, carpeted, radiator, coved and textured ceiling,

### **Kitchen**

12'2" x 10'3" (3.71m x 3.12m)

UPVC Double glazed window to rear aspect, UPVC Double glazed window and door to side aspect, fitted kitchen comprising of Base and eye level units, with laminated working surfaces, inset stainless still sink and drainer, Inset 4 ring hob with oven below and extractor fitted over, coved and textured ceiling with inset spot lights, tiled flooring, radiator, part tiled walls.

### **Rear of Property**

Patio area leading to lawn with borders and side access to front.

### **Garage**

Part utility room part garage.

### **Front of Property**

Paved, driveway providing off road parking and further frontage to create more if required.

### **Additional Information**

Tenure: Freehold

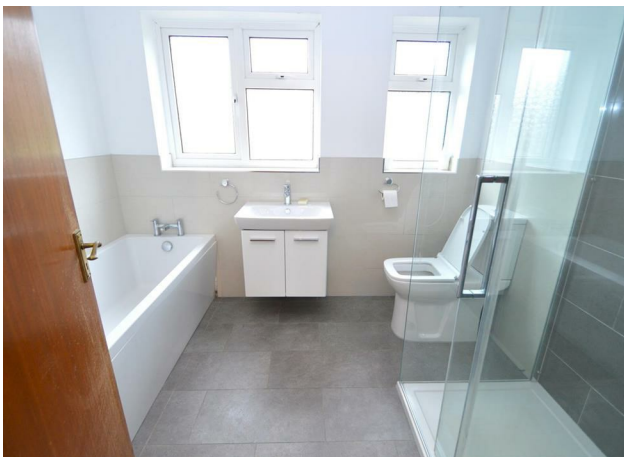
Council: Rochford District Council

Tax Band: E

### **Agents Note**

We recommend our customers use our panel of Conveyancers. It is your decision whether you choose to deal with our panel of Conveyancers but you are under no obligation to do so. You should know that we would receive a referral fee of £150 per transaction from them for recommending you to them.

Should you arrange a Mortgage through our recommended mortgage advisor, of which there is no obligation. We will receive a commission fee, the amount of commission will depend on the size of the loan and any associated insurance products that you decide to take.



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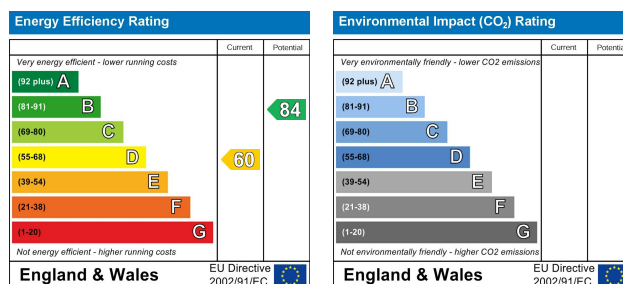
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TOTAL APPROX. FLOOR AREA 799 SQ.FT. (74.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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